



**Planning Board**  
**TOWN OF MONTAGUE**  
One Avenue A, Turners Falls, MA 01376



**RECORD OF PLANNING BOARD DECISION & VOTE**

**Applicant** 253 Organic, LLC  
**Address** PO Box 2773  
Nantucket, MA 02584  
**Owner** Hallmark Imaging, Inc  
116 North Mountain Rd  
Dalton, MA 01226

**Date Filed:** 3/8/2018  
**Case No.** #2018-02  
**Petition heard on:** 3/27/2018

**Premises Affected**  
253 Millers Falls Road  
Turners Falls, MA 01376  
Assessors Map 17 Lot 031  
FC Registry Book 3130 Page 330

**Special Permit** ( X )  
**Site Plan Review** ( X )

**Pursuant to Montague Zoning Bylaws Section:**

5.2.6(c) and 8.2(g) to permit a marijuana cultivation and production establishment with retail as an accessory use in the Industrial Zoning District.

**Final Approved Plans and documents on file with the Montague Planning Board**

1. Site Plan Set 253 Millers Falls Road prepared for 253 Organic, LLC stamped by James A Baldera Jr. C.E. Dated 3/12/2018
2. Special Permit Application Package received 3/8/2018 inclusive of Business Plan, Site Plan Review Narrative, Management and Operations Policies, Lease agreement, and project sign.

**The Board Finds:**

1. The project is compliant with Montague Zoning Bylaws.
  - a) The proposed use will occur within the footprint of an existing building in the Industrial District.
  - b) The proposed retail component is accessory to cultivation and production as the primary use.
  - c) No proposed buildings, structures, or signs will be within 300 feet of a pre-existing public or private school providing education in kindergarten or grades 1 through 12. The Franklin County Technical High School is greater than 1,950 feet from the subject parcel.
  - d) The parking provided (75 spaces) exceeds the amount required (60 spaces).
2. The project will not have substantial impact to municipal infrastructure and services.
  - a) No impervious surface is proposed to be added to the site, however, the status of the pre-existing stormwater management system is unknown.
  - b) The proposed volumes of water and wastewater are lower than the buildings previous use as an imaging laboratory.
  - c) Site security meets or exceeds Cannabis Control Commission regulations.
  - d) Applicant has volunteered to enter into Host Community Agreement with the Board of Selectmen in order to offset community impacts for the proposed use.

3. The project will have safe and adequate vehicular and pedestrian movement.
  - a) The project estimates up to 200 retail customers per day and up to 40 employees. Customers will park in the Millers Falls Road Lot. Employees will park in the Industrial Boulevard Lot. Appropriate protocols are in place to safely and efficiently provide overflow customer parking in the employee lot.
  - b) The project will increase demand for public transportation services at the Industrial Boulevard bus stop. Accordingly, the 253 organic LLC will install a concrete sidewalk from the main customer entrance to the Industrial Boulevard bus stop, including the addition of pedestrian crossing with ramps at Industrial Boulevard and Millers Falls Road, according to specifications of the Montague Highway Department.
  - c) One of two curb cuts on Industrial Boulevard is proposed to be removed, which will increase safety of traffic flow on Industrial Boulevard.
4. The project incorporates design features that integrate it into the existing landscape, maintain neighborhood character, enhance aesthetic assets and screens objectionable features from neighbors and roadways.
  - a) The signage is appropriate for the Industrial Park aesthetic.
  - b) The natural wooded area at the corner of Industrial Boulevard and Millers Falls Road will remain.
  - c) In lieu of unsightly security fencing along Millers Falls Road, the applicant has identified in the site plan submission exterior windows to the facility that will be filled in.
  - d) The proposed black vinyl coated security fence around the employee lot will be adequately screened from Industrial Boulevard.
5. The proposed facility will not be of substantial harm to the neighborhood, or to the natural resources or infrastructure of the Town, will not create nuisance, hazards or congestion and will not derogate from the intent of the Zoning Bylaws of the Town of Montague.

**The Board Votes to:**

**( X ) APPROVE**

**( ) REJECT**

The granting of a special permit and issuance of site plan approval to 253 Organic LLC for a marijuana cultivation and production establishment with retail as an accessory use in the Industrial Zoning District, pursuant to Montague Zoning Bylaws Section 5.2.6(c) and 8.2(g), subject to the following conditions:

1. Prior to issuance of building permit, the applicant shall submit the following documents for approval by the Planning Board:
  - a. A stormwater system evaluation report prepared by a professional engineer, with a plan to implement recommended improvements and maintenance schedule.
  - b. A plan for exterior lighting of the property
  - c. A plan for vegetative screening along building facing Hadley Grant Drive
2. All parking generated by the establishment shall be accommodated on-site. At no point shall customers, employees, or delivery vehicles be allowed to park on shoulder of Millers Falls Road or Industrial Boulevard.
3. Alteration or expansion to the Millers Falls Road parking area will require a modification to the site plan.
4. Marijuana plants, products, and paraphernalia shall not be visible from outside the building in which the Marijuana Establishment is located.
5. No outside storage of marijuana products or byproducts is permitted.
6. No odor may be noxious or cause a nuisance, or impair public comfort and convenience. A written violation issued by the Montague Board of Health or the Cannabis Control Commission shall constitute a violation of this special permit.

7. The special permit shall be limited to the current applicant. The permit shall lapse if the applicant ceases operating the Marijuana Establishment or if the applicant's license with the Commonwealth of Massachusetts expires or is terminated.
8. Amendments to Approved Plans: Any proposed changes from approved final plans shall be submitted to the Board and approved if consistent with the application and the findings and conditions stated in this approval. Significant changes in the site plan shall be reviewed by the Board, which may allow the changes without further hearings if they are determined to be within the project scope and consistent with findings and conditions. The Board reserves the right to hold further public hearings on changes to the site plan that are determined to be outside of the project scope. Approval shall not be unreasonably withheld.

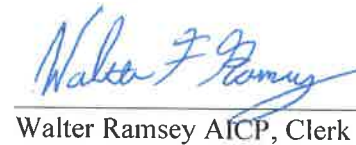
**The vote of the Montague Planning Board on 3/27/2018 was as follows:**

- |                             |            |                           |            |
|-----------------------------|------------|---------------------------|------------|
| 1. <u>Ron Sicard, Chair</u> | <u>AYE</u> | 3. <u>George Cooke</u>    | <u>AYE</u> |
| 2. <u>Bruce Young</u>       | <u>AYE</u> | 4. <u>Frederic Bowman</u> | <u>AYE</u> |

PLANNING BOARD

By:

  
Ron Sicard, Chair

  
Walter Ramsey AICP, Clerk

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TOWN CLERK

I HEREBY CERTIFY THAT NO APPEAL HAS BEEN FILED WITHIN 20 DAYS FROM THE DATE THAT THIS DECISION WAS FILED WITH THE TOWN CLERK

\_\_\_\_\_  
Montague Town Clerk

\_\_\_\_\_  
Date

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